



**GRASSROOTS**  
REALTY GROUP

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**5461 Prairie Ridge Avenue  
Blackfalds, Alberta**

**MLS # A2249462**



**\$269,900**

<b>Division:</b>	Panorama Estates		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	680 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Laminate, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Central Vacuum, Pantry, Vinyl Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R2
<b>Utilities:</b>	-

**Inclusions:** Fridge, Dishwasher, Range, Washer, Dryer, Central Vacuum and all attachments.

Affordable Townhome in Prime Blackfalds Location &ndash; Ideal for Families or Investors! This townhome offers an excellent opportunity for affordable living or a rental investment in the growing community of Blackfalds. Located in a peaceful, friendly neighbourhood, and perfectly situated within walking distance to groceries, dining options, parks, and schools, this property provides both convenience and comfort. This bi-level design features an open and functional layout. With large windows, natural light floods the spacious interior creating a bright atmosphere. The kitchen and dining area seamlessly connect to the sizeable living room, making it an inviting space for gatherings and everyday living. The deck overlooks the backyard with space for pets or outdoor activities. The lower level includes three bedrooms and a generously-sized bathroom, along with ample storage solutions and a thoughtful floor plan. Parking is effortless with two dedicated private spots at the back of the property, eliminating parking concerns. There are no condo fees or restrictive rules, so kids and pets are welcome to enjoy the space. Whether you're seeking an affordable starter property, a family home in a vibrant community, or a solid rental option, this townhome ticks all the boxes.